

Manchester

Connecticut

Town Hall
P.O. Box 191
Manchester, CT 06045-0191
(860) 647-3123

Belongs to
Hartford County
Hartford Labor Market Area
Capitol Area Economic Dev. Region
Capitol Region Planning Area

Incorporated in 1823

Demographics

<i>Population (1998)</i>				<i>Race/Ethnicity (1998)</i>			
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>
1980	49,761	807,769	3,107,580	White	45,630	633,007	2,648,212
1990	51,618	851,783	3,287,116	Black	2,419	84,182	274,213
1998	51,297	824,956	3,271,239	Asian Pacific	1,275	18,711	73,304
2003	51,027	811,828	3,272,149	Native American	103	1,196	5,952
'98-'03 Growth	-0.53%	-1.59%	0.03%	Other	62	1,531	5,336
				Hispanic (any race)	1,808	86,329	264,222
Land Area (sq. miles)	27.26	735.50	4,845	<i>Poverty Rate (1990)</i>	3.87%	7.90%	6.61%
Pop./ Sq. Mile (1998)	1,881.77	1,121.63	653	<i>Educational Attainment (1990)</i>			
Per Capita Inc. (1998)	\$23,311	\$24,032	\$27,078	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (1998)	20,674	315,031	1,229,087	High School Graduate	11,599	32.8%	648,366
Median Age (1997)	37.6	37.4	37.2	Some College	9,289	26.3%	495,696
				Bachelors or More	8,852	25.0%	597,693
<i>Age Distribution (1998)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	1,678 7%	4,274 18%	1,846 8%	9,978 41%	3,620 15%	2,968 12%	24,364
Female	1,615 6%	4,114 15%	1,884 7%	10,489 39%	4,033 15%	4,798 18%	26,933
County Total	53,562 6%	137,485 17%	68,473 8%	316,772 38%	126,906 15%	121,758 15%	824,956
State Total	216,119 7%	550,400 17%	280,101 9%	1,257,928 38%	499,093 15%	467,598 14%	3,271,239

Economics

<i>Business Profile (1997)</i>					<i>Top Five Grand List (1997)</i>		
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>		<i>Amount</i>	<i>% of Total</i>
Agriculture	40	1.5%	133	0.4%	J.C. Penney Properties, Inc.	\$51,313,130	2.00%
Const. and Mining	460	17.6%	1,879	6.3%	Avalon Properties, Inc.	\$33,938,740	1.32%
Manufacturing	143	5.5%	5,237	17.6%	Connecticut Light & Power Company	\$23,697,530	0.92%
Trans. And Utilities	74	2.8%	775	2.6%	Downeast Associates	\$22,444,060	0.88%
Trade	729	27.8%	10,956	36.8%	Wal-Mart Stores, Inc.	\$14,584,330	0.57%
Finance, Ins. and Real Estate	197	7.5%	1,241	4.2%	Grand List Total (1996)	\$2,562,044,560	
Services	956	36.5%	8,474	28.4%	<i>Top Five Major Employers (1997)</i>		
Government	20	0.8%	1,097	3.7%	JCPenny Corporation	Allied Printing	
Total	2,619	100.0%	29,792	100.0%	Manchester Memorial Hospital	Journal Publishing Company	
					Gerber Scientific Products		
						<i>Town</i>	<i>State</i>
					<i>Retail Sales (1996)</i>	\$1,003,901,132	\$30,837,967,729

Education

<i>1995-1996 School Year</i>				<i>Connecticut Mastery Test Percent Above Goal</i>					
	<i>Town</i>	<i>State</i>		<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>	
Total Students	7,767	461,203		<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>
Total Expenditures Per Pupil	\$7,659	\$8,300		Reading	62 55	66 60	62 64		
Average Teacher's Salary	\$50,651	\$48,598		Math	68 59	56 52	42 51		
Students Attending Public School	88.9%	89.2%		Writing	46 46	44 46	55 51		
Student/Teacher Ratio	15.9	14.5							
Grads Pursuing Post-Sec. Education	80.5%	75.8%		<i>Average SAT Score</i>		<i>Town</i>	<i>State</i>		
High School Dropout Rate	9.6%	4.6%		Verbal		498	503		
<i>Average Class Size</i>				Math		502	499		
Kindergarten 18.2	Grade 2 21.3								
Grade 5 22.8	Grade 7 23.2	High School 22.9							

Connecticut Town Profiles 1998-1999

is a publication of the Connecticut Department of Economic and Community Development; Research Section, Public and Government Relations Division, 505 Hudson Street, Hartford, CT 06106 Phone: (860) 270-8165.
URL: www.state.ct.us/ecd/research

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Government

Government Form	Council- Manager	Annual Debt Service (1996)	\$3,453,367
		As % of Expenditures	3.8%
Total Revenue (1996)	\$93,297,194	Equalized Grand List (1996)	\$2,932,060,883
Tax Revenue	\$60,765,483	Per Capita	\$59,317
Non-tax Revenue	\$3,527,818	As % of State Average	76.1%
Intergovernmental	\$29,003,893	Date of Last Revaluation	10/ 1/90
Per Capita Tax (1996)	\$1,166	Moody's Bond Rating (1997)	Aa3
As % of State Average	81.9%	Actual Mill Rate (1997)	23.99
Total Expenditures (1996)	\$91,103,400	Equalized Mill Rate (1996)	22.96
Education	\$57,072,600	% of Grand List Com/Ind (1995)	26.2%
Other	\$34,030,800		
Total Indebtness (1996)	\$15,834,528		
As % of Expenditures	17.4%		
Per Capita	\$320		
As % of State Average	30.8%		

Housing

Housing Stock (1997)	Town	County	State	Sales Price Distribution (1996)	Town	County	State
Existing Units (total)	22,615	353,247	1,374,566	Number of Sales			
% Single Unit	56.1%	59.3%	62.9%	Less than \$100,000	466	5,843	22,254
New Permits Auth. (1997)	321	2,246	9,349	\$100,001-\$200,000	300	5,470	20,713
As % Existing Units	1.42%	0.64%	0.68%	\$200,001-\$300,000	23	1,158	6,600
Demolitions (1997)	4	236	1,193	\$300,001-\$400,000	3	293	2,730
Residential Sales (1996)	795	13,027	56,333	\$400,001 or More	3	263	4,036
Average Price	\$112,897	\$141,257	\$194,596	1996 Characteristics			
Median Price	\$105,000	\$123,500	\$138,000	Owner Occupied Dwellings	12,340	203,609	807,559
				Housing Stock Age - Pre-1950	41.3%	32.6%	33.9%
				Subsidized Housing Units	2,393	45,714	148,930

Labor Force

1997	Town	County	State	Commuters (1990)			
Labor Force	27,683	421,856	1,723,300	Commuters into Town from	Town Residents	Commuting to	
Employed	26,314	398,219	1,635,400	1. Manchester	9395	Manchester	9395
Unemployed	1,369	23,637	87,900	2. Vernon	2068	Hartford	6214
Unemployment Rate	4.9%	5.6%	5.1%	3. East Hartford	1803	East Hartford	2575
Total Employment	29,730	489,360	1,581,700	4. South Windsor	1422	South Windsor	871
Manufacturing	3,810	66,350	265,850	5. Coventry	843	Vernon	837
'92-'97 Growth Rate	17.0%	0.4%	4.3%	6. Tolland	734	Glastonbury	826
Daytime Population	29,602	553,573	1,740,247	7. Hartford	731	West Hartford	659
				8. Ellington	625	Windsor	652
				9. Bolton	564	Bloomfield	482
				10. Glastonbury	526	Rocky Hill	416

Quality of Life

Town	State	Library (1996-1997)	Town	Residential Utilities	
Banks (1997)	24	1,378	Total Volumes	202,123	Electric Provider
Lodging (1997)	8	756	Circulation Per Capita	13.5	Connecticut Light & Power
Day Care Facilities (1998)	28	1,651			1-800-286-2000
Infant Mortality Rate			Distance to Major Cities	Miles	Gas Provider
Per 1,000 Res. (1995)	1.073	0.099	Hartford	8	CTG Resources
Crime Rate (1996)			Boston	86	860-727-3000
Per 1,000 Residents	56.3	40	New York City	107	Water Provider
% Open Land (1990)	47.3%	68.8%	Providence	57	Municipal Provider
					Contact local provider
Hospitals (1997)	1	9			Cable Provider
Total Beds	249	2,602			Cox Communications CT, Inc.
					860-509-4269